



Offering Summary

Available Retail Space:	688 - 7,767 SF
Available Office Space:	1,250 - 1,809 SF
Retail Lease Rate:	Negotiable
Office Lease Rate:	Negotiable
NNN's:	Approx. \$8.28
Building Size:	47,863 SF
Lot Size:	0.89 Acres
Year Built:	1988
Parking:	62 Spaces
Zoning:	B-3: Traditional Business

Property Overview

Excellent opportunity to lease at a class A retail/office building located at the corner of Deerpath Road and Oakwood Avenue in downtown Lake Forest. Lake Forest, part of the North Shore, totals approximately 19,000 residents and is one of the top 50 wealthiest cities in the country with an average household income of approx. \$265,000. The multi-tenant retail/office building offers anywhere from 700 - 7,767 SF of ground floor retail space and 1,250 - 1,809 SF of second floor office space. The property features an atrium, an elevator, underground parking totaling 62 spaces, and signage fronting Deerpath Road. Additionally, the property is conveniently located within a few blocks from the Lake Forest Metra Station and just over one (1) mile east of U.S. Route 41, which leads directly into Interstate-94. Neighboring retailers include Jewel-Osco, The Fresh Market, Walgreens, CVS/Pharmacy, Chase Bank, BMO Harris Bank, Bank of America, UPS Store, Lululemon, Egg Harbor Cafe, Rosati's Pizza, Starbucks and Dunkin', among many other national and local retailers.

Property Highlights

- Excellent opportunity to join a class A retail/office building in downtown Lake Forest
- Lake Forest, totaling 19,000 residents and is one of the top 50 wealthiest cities in the country with an average household income of approx. \$265,000
- Lake Forest College, totaling over 1,500 students, and Lake Forest Hospital, Lake Forest's largest employer, are both approximately one (1) mile from the property
- The Property features an atrium, an elevator, underground parking totaling 62 spaces, along with signage along Deerpath Rd.

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Senior Vice President

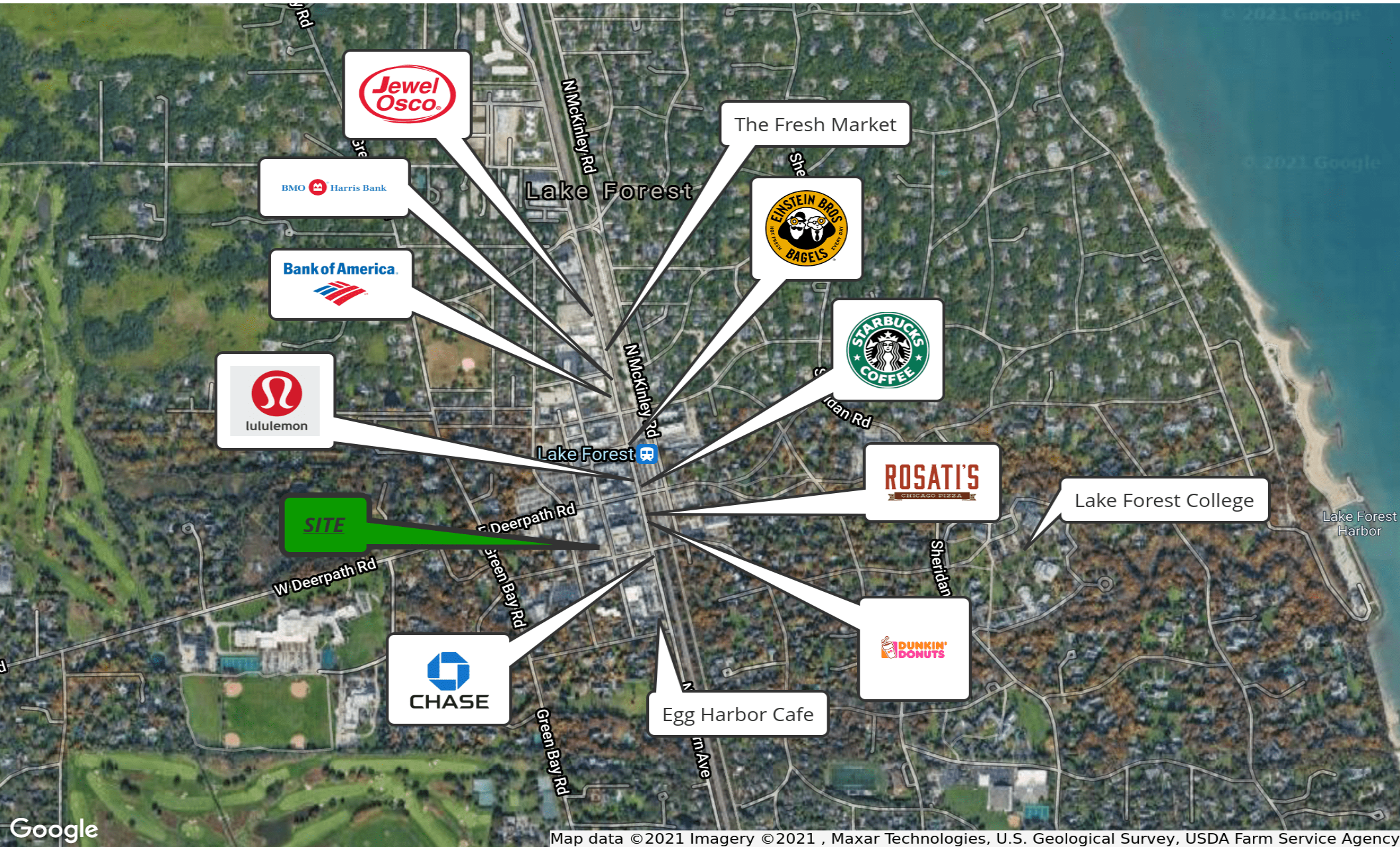
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Associate

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Associate

847.602.2005
apicchiatti@frontlinerepartners.com



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Principal
847.780.8063
mtarshis@frontlinerepartners.com

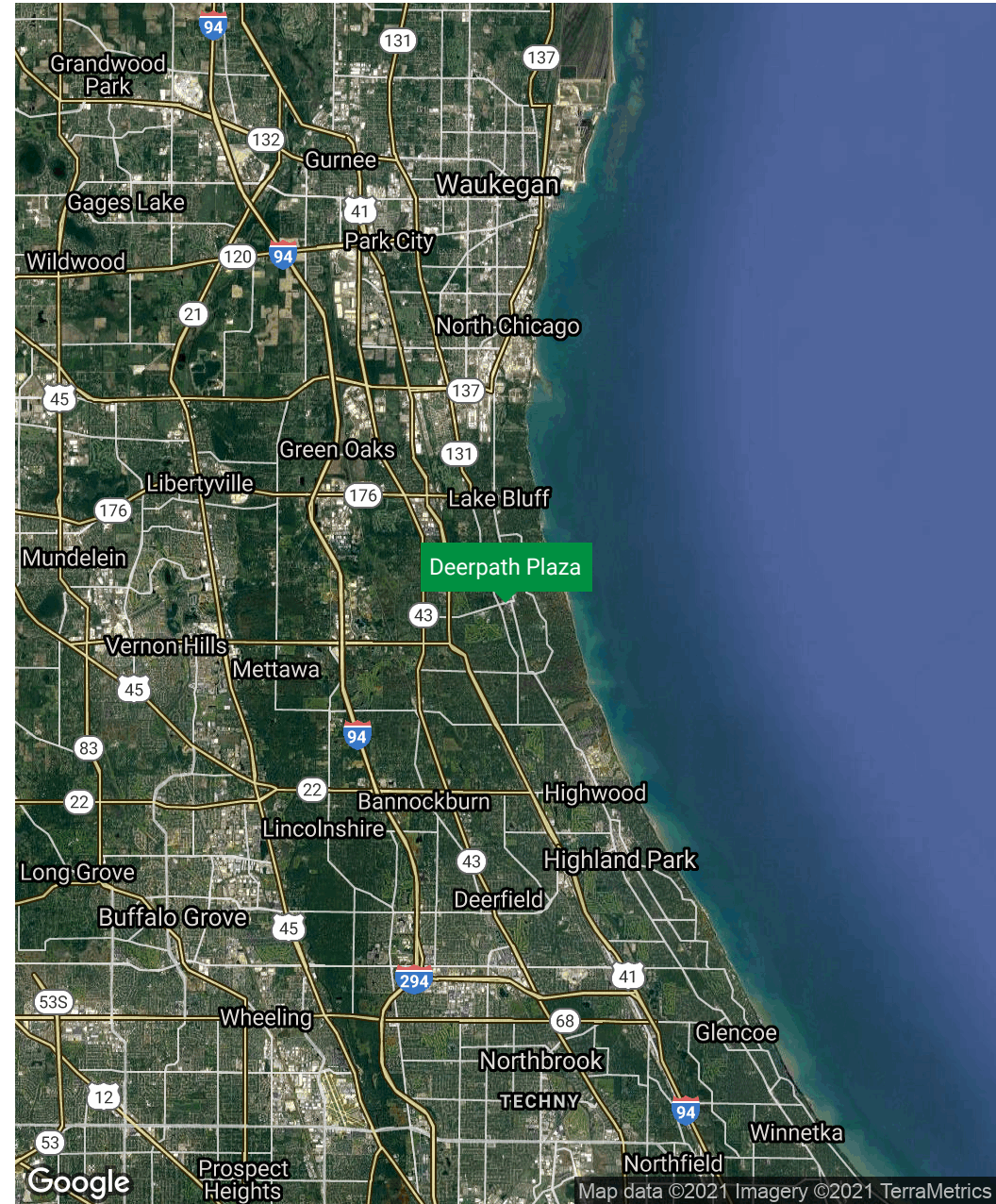
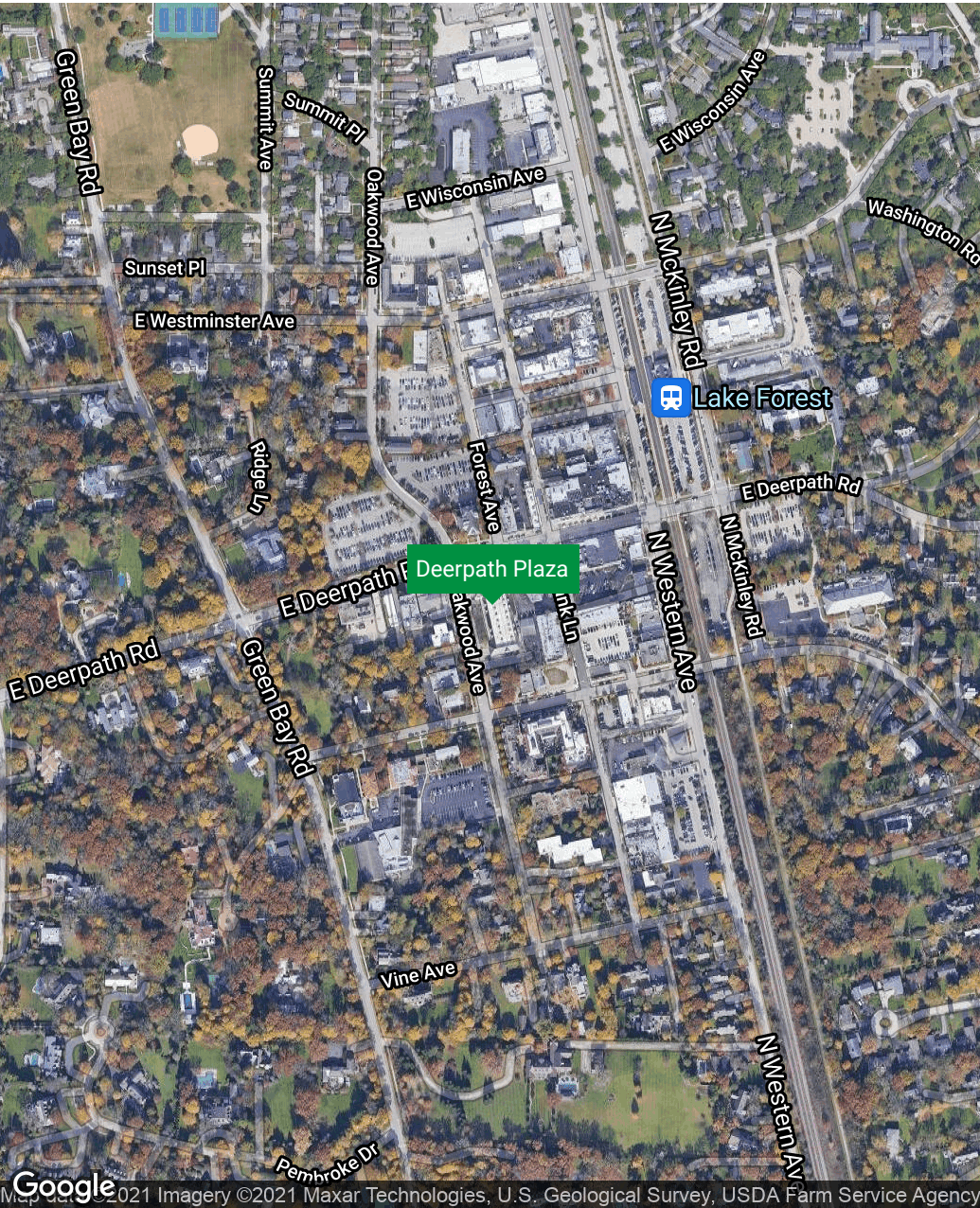
Andrew Rubin
Senior Vice President
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Associate
847.275.6106
zpearlstein@frontlinerepartners.com

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Associate
847.602.2005
apicchiatti@frontlinerepartners.com

FOR LEASE | 225 E DEERPATH ROAD

LOCATION MAP



Matthew Tarshis
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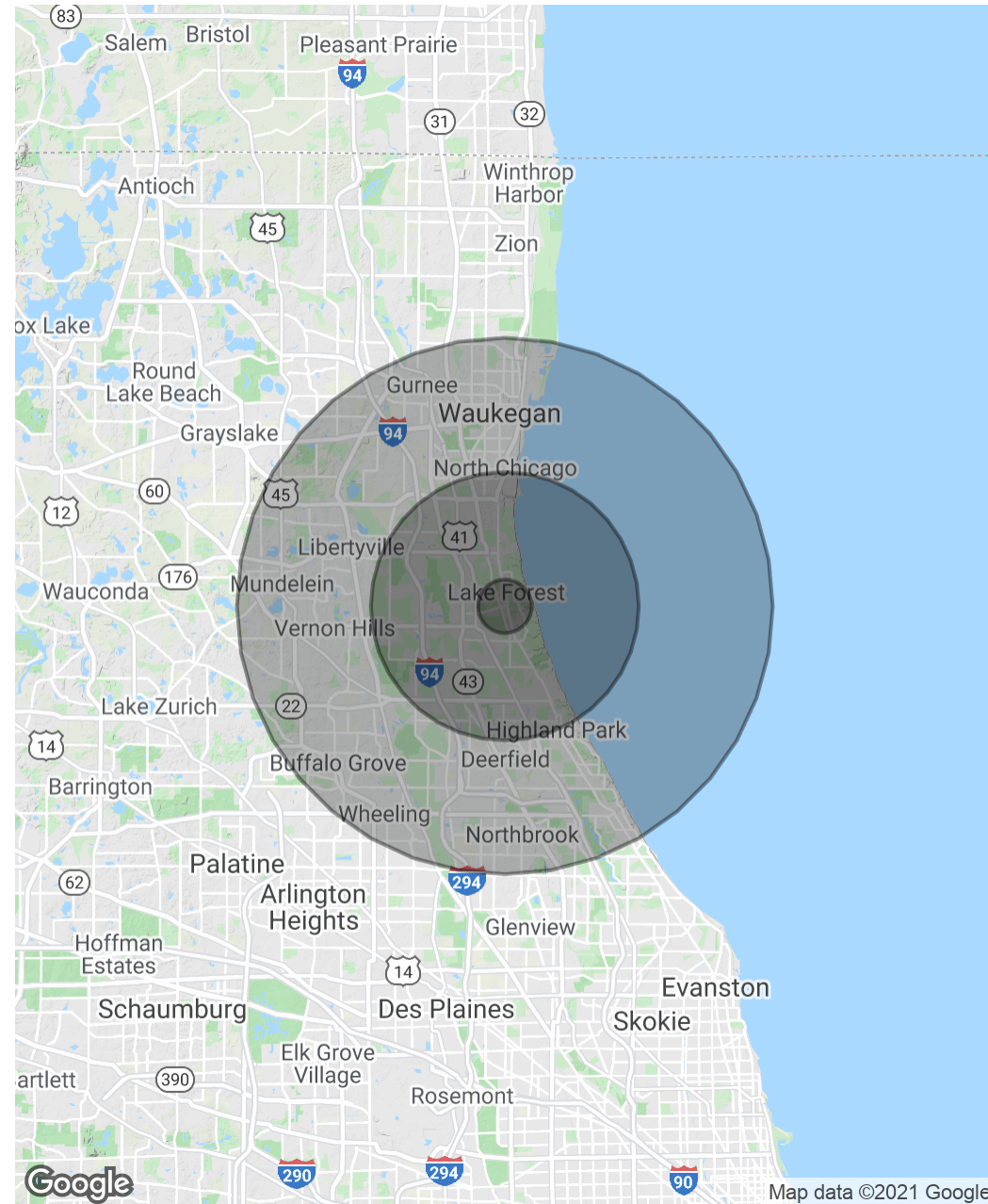
Andrew Picchiatti
Associate

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Population	1 Mile	5 Miles	10 Miles
Total Population	3,594	80,086	438,124
Average Age	38.0	39.0	38.2
Average Age (Male)	35.0	38.4	37.2
Average Age (Female)	40.9	39.5	39.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,215	26,337	153,297
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$235,651	\$173,157	\$123,445
Average House Value	\$815,983	\$669,391	\$491,668

* Demographic data derived from 2010 US Census



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ADDITIONAL PHOTOS



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Senior Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Associate

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Associate

847.602.2005
apicchietti@frontlinerepartners.com